



Porter Special Utility District

22162 Water Well Road

Porter, Texas 77365

Office: (281) 354-5922

NOTICE OF REGULAR MEETING

Notice is hereby given that the Board of Directors (the "Board") of PORTER SPECIAL UTILITY DISTRICT (the "District") will hold a regular meeting, open to the public, on **Monday, March 30, 2026, at 7:00pm**, in the Board Room of the District at 22162 Water Well Road, Porter, Texas 77365, to consider and take action on the following matters.

Director Name	Board Position	Term Expires
Doug Pillow	President	May 2027
Jodi Ruonavar	Vice President	May 2026
Danny Bridges	Treasurer	May 2027
Caroline Denham	Secretary	May 2026
Jason Ashy	Director	May 2026
Donald Bell	Director	May 2026
Charlie Lyons	Director	May 2027

1. Call Meeting to Order

- a. Roll Call of the Board of Directors / Declaration of a Quorum
- b. Invocation
- c. Pledges of Allegiance

2. Public Comment

The Board and District Staff truly value the public's input. Please respect the following when making formal comments to the Board of Directors:

- Please sign in when you arrive prior to making a public comment.
- Please keep comments restricted to the topics listed on the agenda and limit the time to a maximum of three (3) minutes. If there is a large number of speakers on a topic, the presiding officer may limit the number of speakers on that particular item.
- Please keep comments respectful of others and organized for understanding.

3. Review and Approve Minutes

- a. Minutes from the Regular Board Meeting on February 9, 2026

4. Old Business

5. New Business

- a. Consider Board approval for hotel expenses for Director Bell

6. Financial and Investment Report

- a. Financials review

7. Engineering Report

- a. Development Projects
 - i. 99 Business Center WL
 - ii. Century Concrete Office/Warehouse WL
 - iii. Postel Feasibility Consideration and Approval
 - iv. W. Hammond Feasibility Consideration and Approval
- b. Infrastructure Fee Projects
 - i. Pay Application No. 1 for Copeland Aerator Repairs and Disinfection to WETS
 - ii. Old Sorters WL
- c. Capital Bond Projects
 - i. Ferne Water Plant
- d. Impact Fee Projects
 - i. Update on 494 and US 59 WL Easements
 - ii. Copeland EST including Pay Application No. 17 to Caldwell Tanks for \$11,812.50
 - iii. Water Well Road GST and Booster Pumps
 - iv. Consider update to the Impact Fee Assessment or Revisions to the LUA and CIP
- e. One-Year Warranty
 - i. Final Acceptance of Maple Heights Section One, Two, and Offsite Waterline
- f. Final Acceptance of La Marketa WL Improvements

8. General Counsel Report

- a. Order Declaring Surplus Property and Authorizing Sale of Surplus Property
- b. Wholesale Water Service Agreement with The Highlands
- c. Update on pending or contemplated litigation, including possible closed session under Section 551.071, Texas Government Code, regarding:
 - i. contract with Lancaster + Wyatt Architects for design of District Administration Building
 - ii. *Touchstone Strategies-MC2, LLC vs. Porter SUD*
- d. Supplemental Agenda (see attached)

9. General Manager Report

- a. Operations Updates
 - i. Fleet vehicles & equipment and Daily Wells Report
 - ii. Well Production and Water Loss Report
 - iii. Personnel
 - 1. Personnel Policy changes recommended by Personnel Policy Committee
- b. Rates and Fees
 - i. Rate Study Update
 - ii. Paystar Fees
- c. Consider Proposals for Administration Building regarding services for engineering, site survey, and architectural design.

10. Confirm or Propose Next Regular (and Special if needed) Board Meeting

11. Executive Session

12. Director Comments

13. Adjournment

At any time during the meeting the Porter Special Utility Board of Directors may meet in executive session on any of the above agenda items for any reason authorized by the Texas Open Meetings Act (Texas Government Code Chapter 551), including for consultation concerning attorney-client matters (551.071); deliberation regarding real property (551.072); deliberation regarding prospective gifts (551.073); personnel matters (551.074); and deliberation regarding security devices (551.076). No action may be taken during executive session, therefore, following executive session, the Board of Directors will reconvene to an open meeting and take action, as necessary.

It is hereby affirmed that this NOTICE OF MEETING was duly posted, no later than 4:30pm on March 24, 2026, on the bulletin board at the office of the Porter Special Utility District and on the Porter Special Utility District's website in accordance with the Texas Open Meetings Act.



Richard Tramm
General Manager

SUPPLEMENTAL NOTICE OF PUBLIC MEETING **OF THE BOARD OF DIRECTORS**

COMPLEMENTARIO NOTIFICACIÓN DE REUNIÓN PÚBLICA **DE LA JUNTA DIRECTIVA**

Notice is hereby given that the Board of Directors (the "Board") of **PORTER SPECIAL UTILITY DISTRICT** (the "District") will hold a regular meeting, open to the public, on **Monday, March 30, 2026 at 7:00 P.M.**, in the Board Room of the District at 22162 Water Well Road, Porter, Texas 77365 to consider and act on the following matters:

*Se notifica por el presente que la Junta de Directores (la "Junta") **DISTRITO DE SERVICIOS ESPECIALES PORTER** (el "Distrito") realizará una asamblea ordinaria abierta al público, en **lunes el 30 de marzo de 2026, a las 7:00 P.M.**, en la Sala del Consejo del Distrito a 22162 Water Well Road, Porter, Texas para considerar y actuar sobre los siguientes asuntos:*

Board of Directors

Doug Pillow, President
Jodi Ruonavar, Vice President
Danny Bridges, Treasurer
Caroline Denham, Secretary
Jason Ashy, Director
Donald Bell, Director
Charles Lyons, Director

Term Expires

May 2027
May 2026
May 2027
May 2026
May 2026
May 2026
May 2027

8.b. ELECTION AGENDA

ORDEN DEL DÍA REFERENTE A LA ELECCIÓN

- a. May 2, 2026 Election matters
Asuntos de la Elección del 2 de mayo de 2026
- b. Certificate Declaring Unopposed Status of Candidates for May 2, 2026 Election
Certificado que declara el estado de candidatos sin oposición para la Elección del 2 de mayo de 2026
- c. Order Declaring Unopposed Candidates Elected to Office and Cancelling May 2, 2026 Election
Orden que declara a los candidatos sin oponentes electos a sus cargos y cancela la Elección del 2 de mayo de 2026

It is hereby affirmed that this SUPPLEMENTAL NOTICE OF MEETING was duly posted, no later than 4:30 pm on March 24, 2026, on the bulletin board at the office of the Porter Special Utility District and on the Porter Special Utility District's website in accordance with the Texas Open Meetings Act of the Texas Government Code, as amended.

Por la presente se afirma que este AVISO COMPLEMENTARIO DE LA REUNIÓN se publicó debidamente, a más tardar a las 4:30 p.m. del 24 de marzo de 2026 en el tablón de anuncios en

la oficina del Distrito de Servicios Especiales de Porter y en el sitio web del Distrito de Servicios Especiales de Porter de acuerdo con el Ley de Reuniones Abiertas de Texas del Código de Gobierno de Texas, según enmendada.



Richard Tramm
General Manager